

*The following matters were known at agenda deadline.  
Other matters may arise thereafter that need timely consideration or reaction.*

**CLINTON TOWNSHIP PLANNING BOARD**

[www.clintontwpnj.gov](http://www.clintontwpnj.gov)

**AGENDA**

**March 6, 2023**

**7:00PM**

**IN-PERSON PUBLIC MEETING AT:**

**THE CLINTON TOWNSHIP PUBLIC SAFETY BUILDING  
1370 Route 31 North – 3<sup>rd</sup> Floor Council Chambers  
Annandale, NJ 08801**

**Access to documents pertaining to this meeting including application materials are accessible via the following Box Account link: <https://app.box.com/s/zfn8iycapldao5vhgi6c7d1cy7qzzagg>**

Individuals lacking the resources or know-how for technological access to the documents should contact the Board Secretary, Denise Filardo, by telephone at (908) 735-8800 x 217, or by e-mail [dfilardo@clintontwpnj.org](mailto:dfilardo@clintontwpnj.org) for assistance.

- A. CALL TO ORDER
- B. FLAG SALUTE
- C. PUBLIC NOTICE

This is the March 6, 2023 public meeting of the Planning Board of the Township of Clinton, County of Hunterdon and State of New Jersey. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that an Annual Notice was published in the Hunterdon County Democrat and the notice of and agenda for this meeting was posted on the Township website, the bulletin boards at the front of the Municipal Building, the front door of the Public Safety Building and faxed to the Hunterdon County Democrat, the Express Times, the Courier News, the Hunterdon Review, and the Star Ledger no later than the Friday prior to the meeting.

D. ROLL CALL

- Aversa  Butcher  Johnson  Higgins  Glaser  Kleinhans  McCaffrey  Mullay
- Cimei

E. MEETING MINUTES

None.

F. RESOLUTIONS

- 1) 1233 ROUTE 31, LLC  
Block 88, Lots 10 and 11  
1233 Route 31 South  
Application No. PB-2022-01  
Resolution No. 2022-03  
Resolution Memorializing grant of “c(1)” and “c(2)” Variances, Exceptions, and Preliminary and Final Site Plan Approval to allow expansion of the Hunterdon Siding & Windows Business

Eligible Members: *Butcher, Glaser, Higgins, Kleinhans, Mullay, Cimei*

G. CAPITAL IMPROVEMENT REVIEW

- 1) NORTH HUNTERDON/VOORHEES REGIONAL HIGH SCHOOL DISTRICT  
Block 79, Lot 1  
1445 NJ-31 South  
Application No. PB-2023-01  
The scope of work includes and is not limited to renovation and expansion of the existing “North” parking lot adjacent to the North Hunterdon High School and the “South” parking lot located adjacent to the Board Office, which is on the same campus as the High School. In accordance with N.J.S.A. 40:55D-31a, the North Hunterdon-Voorhees Regional High School District has presented the above referenced Capital Improvement Project for review by the Planning Board.

H. PUBLIC HEARING

- 1) ADOPTION OF 2023 DRAFT MASTER PLAN REEXAMINATION REPORT

I. WORKSESSION TO DISCUSS POTENTIAL ORDINANCE REVISIONS

J. COMMUNICATIONS

- 1) Draft 2023 Reexamination Report revised 02-04-2023 prepared by Thomas Behrens, Board and Township Planning Expert.

K. NEW BUSINESS

- 1) Review and approval of Vouchers

G. REPORTS

- 1) Report from Council
- 2) Report from Ordinance Subcommittee
- 3) Report from Environmental Commission
- 4) Report from Historic Commission

H. ADJOURN